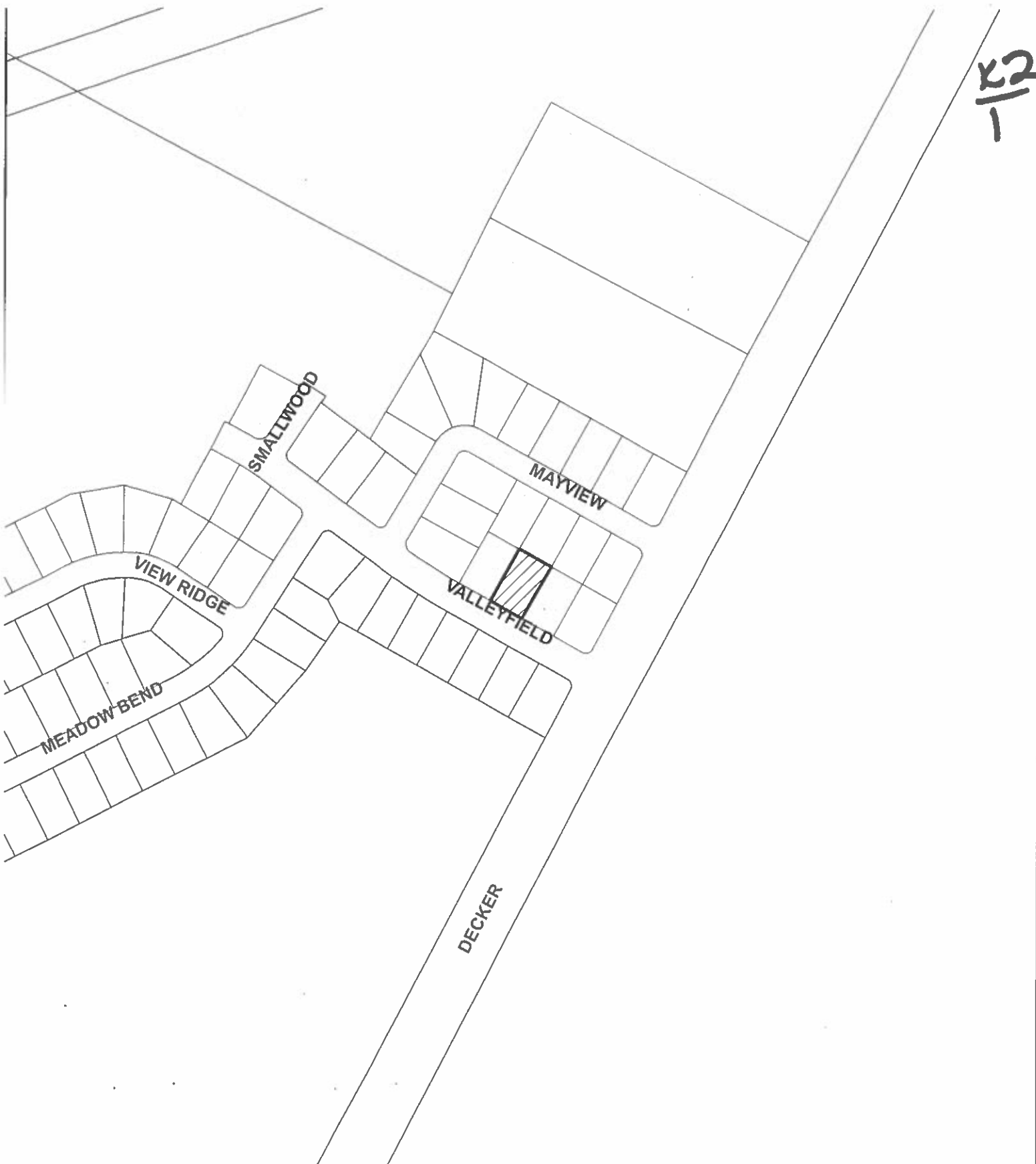





1-12



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0066
LOCATION: 8500 Valleyfield

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 248'



Special Exception

CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

K2
2/2

Board of Adjustment
General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0066 ROW # 11530386 Tax # 0219400310

TCAD ✓

Section 1: Applicant Statement

★ Street Address: 8500 VALLEYFIELD, AUSTIN, TX 78724

Subdivision Legal Description:

★ LOT 10, BLOCK 2, COLONY PARK HILLS 1A

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

★ Zoning District: SF-3

★ I, SIDNEY GRIFF on behalf of myself/ourselves as
authorized agent for MARGORY G. BUTLER affirm that on

Month Select MAY, Day Select 3, Year Select 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: Greenhouse & storage structure 2' from east
side property line & covered entrance

on westside property AND GARAGE REFORMED
IN BUILDING PERMIT # 2014-095088-BT

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

special exception

K2
3

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

SE

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

SE

b). The hardship is not general to the area in which the property is located because:

SE

K2
4

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

SE

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

12/5

Section 3: Applicant Certificate

★

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Sidney B. Grief Date: 5/3/2016

Applicant Name (typed or printed): SIDNEY B. GRIEF

Applicant Mailing Address: P.O. Box 967

City: MANCHACA State: TX Zip: 78652

Phone (will be public information): ~~714-651-1000~~ 512-334-9953

Email (optional – will be public information): _____

Section 4: Owner Certificate

★

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Margory Butler Date: 5/3/2016

Owner Name (typed or printed): MARGORY G. BUTLER

Owner Mailing Address: 8500 VALLEYFIELD DR, A1

City: AUSTIN State: TX Zip: 78724

Phone (will be public information): _____

Email (optional – will be public information): sgrief@austin.tx.com

★

Section 5: Agent Information

Agent Name: SIDNEY B. GRIEF

Agent Mailing Address: P.O. Box 967

City: MANCHACA State: TX Zip: 78652

Phone (will be public information): 512-334-9953

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

NA

122
6

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.



SPECIAL EXCEPTION INSPECTION



22
7

Address:	8500 Valleyfield Dr.
Permit Number:	2014-095088
Property Owner Requesting Special Exception:	Butler Marjory G.

Special Exception Requested:

Encroachment of carport 18', greenhouse and storage building








Date Structure was originally constructed: Verified existence by COA GIS 1997 for carport and storage, 2003 for greenhouse

Date of Inspection:	5-11-2016
Building Official or designated representative	Tony Hernandez
X	<p>The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property</p> <ol style="list-style-type: none"> 1. Need electrical permit for storage and greenhouse 2. Primary structure needs smoke and carbon detectors to code
	<p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none"> 1.

2006 Aerial CITY OF AUSTIN DEVELOPMENT WEB MAP 8500 Valleefield

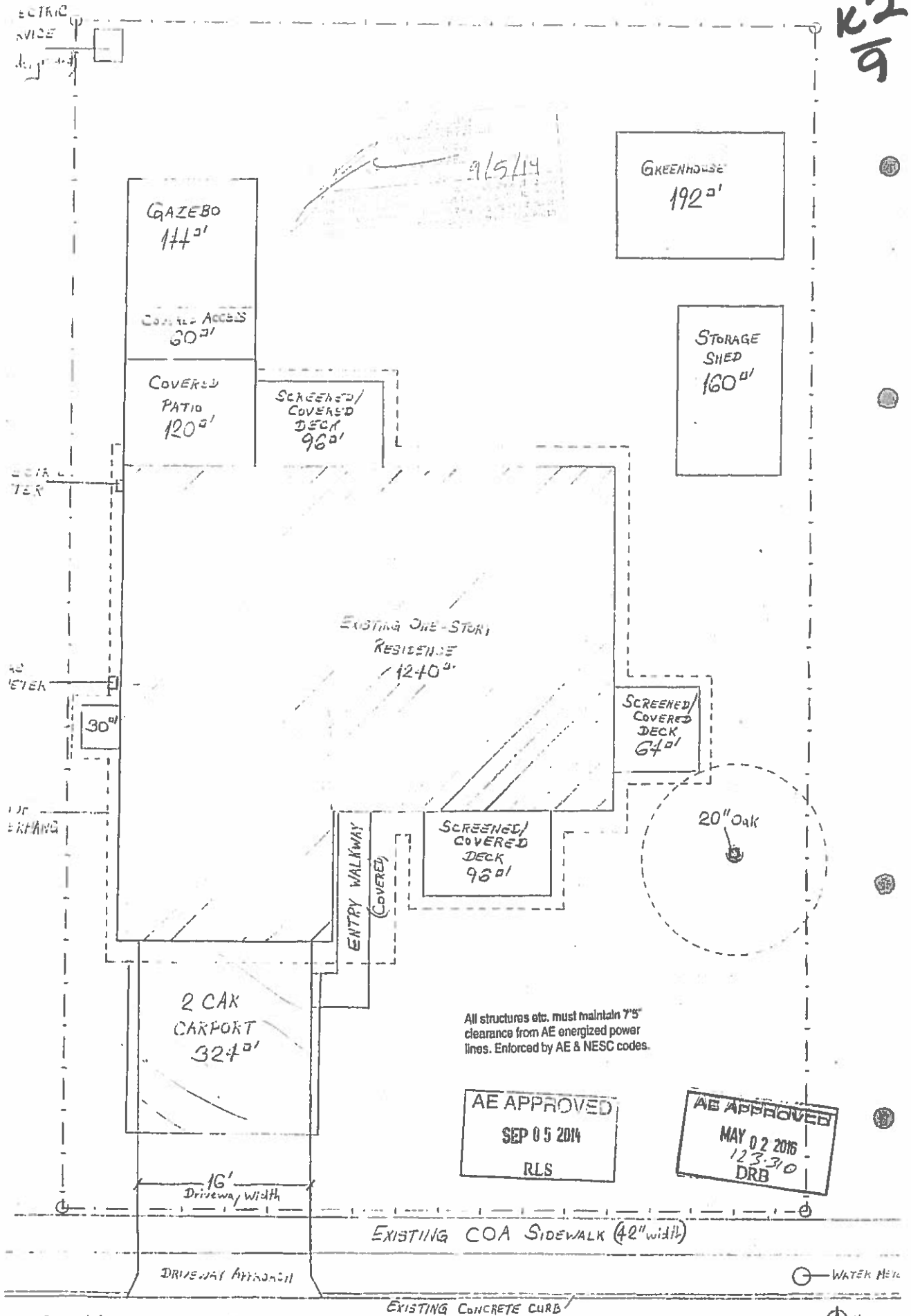


Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

K2
8

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



8500 VALLEYFIELD DR.
10 FT 30' 10' 10'

North
Scale: 1/8" = 1'-0"

